

Offices



TO LET

RENT

£27.50 per sq ft

KEY FACTS

- VRF air conditioning
- Outdoor patio and seating area
- Suspended ceilings with LG7 lighting
- Secure on-site parking
- Two 13 passenger lifts
- Male and female WCs and shower
- Full access raised floors

Maidenhead – The Place, Bridge Ave, SL6 1AF

Modern town centre offices

The Place is a modern Grade A office available with light and spacious reception and lobby which creates not only a welcoming entrance for employees and visitors alike, but also a great first impression.

	sq ft	Sq m
First floor (north)	2,995	278
First floor (south)	5,451	506
TOTAL	8,446	784

FLOOR AREAS - measured on a Net Internal Basis as per the RICS Code of Measuring Practice 6th Edition. These may be subject to review in accordance with IPMS: Office Buildings 2016.

VIEWINGS

Peter York

CBRE

T: 020 3214 1926

E: peter.york@cbre.com

James Moore

Tel: 0118 955 7086

Email: j.moore@hicksbaker.co.uk

T: 0118 959 6144 W: www.hicksbaker.co.uk

Transaction • Management • Performance

DESCRIPTION

The available space is on the first floor and can be split to provide suites from 2,995 sq ft.

RATES

As shown on Valuation Office website. Prospective purchasers should make their own enquiries; contact Royal Borough of Windsor and Maidenhead on 01628 683 800.

First floor (North): Rateable value £54,500

First floor (South): Rateable value: £107,000

Uniform Business Rate Multiplier (2015-16): 49.3p

TERMS

A new effective FR&I lease(s) is/are available on terms to be agreed.

EPC RATING

C62

LEGAL COSTS

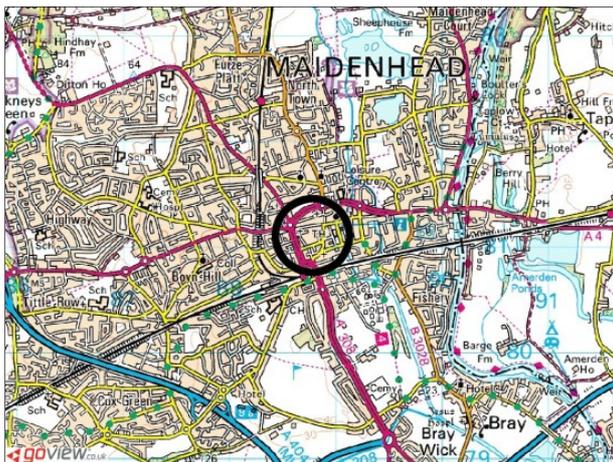
Each party is to pay their own legal costs.

LOCATION

The Place is ideally located in central Maidenhead only a short walk from the mainline station and other town centre amenities. Road communications are also excellent with Junction 8/9 of the M4 only 2 miles away linking to the M25 and national motorway network.

Maidenhead station has fast and frequent services to London and the South West. Maidenhead will also be a key station on Crossrail which will further improve the Thames Valley's connections with Heathrow (26 mins[†]), London's West End (40 mins), the City of London (46 mins) and Canary Wharf (54 mins).

([†] Crossrail services from 2017)



PLAN of FIRST FLOOR

DATE OF PUBLICATION

January 2016

LEASE CODE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



www.hicksbaker.co.uk